

132.0

0003

0021.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
780,300 / 780,300

USE VALUE:

780,300 / 780,300

ASSESSED:

780,300 / 780,300


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		IRVING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GROLLMAN LISA-ETAL	
Owner 2: ZIEMER ROBERT	
Owner 3:	
Street 1: 113 IRVING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 4,341 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4341		Sq. Ft.	Site		0	90.	1.27	10									495,207						495,200	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										85133
										GIS Ref
										GIS Ref
										Insp Date
										04/21/18

!10326!

## USER DEFINED

Prior Id # 1:	85133
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:38:50
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										
2020	101	FV	285,100	0	4,341.	495,200	780,300	780,300	Year End Roll	12/18/2019
2019	101	FV	232,600	0	4,341.	522,700	755,300	755,300	Year End Roll	1/3/2019
2018	101	FV	231,700	0	4,341.	385,200	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	231,700	0	4,341.	368,700	600,400	600,400	Year End Roll	1/3/2017
2016	101	FV	231,700	0	4,341.	341,100	572,800	572,800	Year End	1/4/2016
2015	101	FV	219,000	0	4,341.	286,100	505,100	505,100	Year End Roll	12/11/2014
2014	101	FV	219,000	0	4,341.	279,500	498,500	498,500	Year End Roll	12/16/2013
2013	101	FV	219,000	0	4,341.	266,300	485,300	485,300		12/13/2012

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	19149-2		6/1/1988		209,000	No	No	Y				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2011	183	Re-Roof	6,750			G9	GR FY09	REAR ADD & REDO KI
4/10/2007	226	Addition	50,000					ADD WDK
8/26/1994	441		1,500					ADD 1/2 BATH
8/31/1993	420		4,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Meas/Inspect	BS	Barbara S
2/11/2009	Measured	372	PATRIOT
9/24/2008	External Ins	BR	B Rossignol
12/16/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
8/5/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:																					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																				
Grade: C - Average	Year Blt: 1935	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Lump Sum Adj:	Const Mod:			Fpl: 1	Rating: Average	WSFlue:	Rating:	Other			Upper																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2			Lvl 1																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Total Units:	Floor:	% Own:	Name:	Lower			Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1													
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Phys Cond: AV - Average	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3															
Total: 31 %					Additions:					Kitchen:																		
					Baths:					Electric:																		
					Plumbing:					Heating:																		
					General:					Totals	1	7	3															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																								
Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.99742496	Adj \$ / SQ: 175.048	Other Features: 86500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	WtAv\$/SQ:	AvRate:	Ind.Val		Juris. Factor: 1.00	Before Depr: 175.05	Special Features: 0	Val/Su Net: 100.11	Final Total: 285100	Val/Su SzAd: 201.63						
LUC Factor: 1.00	Adj Total: 413229	Depreciation: 128101	Deprecated Total: 285128																									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b>								<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 132.0-0003-0021.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N	Total Yard Items:					Total Special Features:																Total:						